



QUEENSWAY, OLD DALBY

Asking Price Of £265,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

DRIVEWAY AND GARAGE

15-TUBE SOLAR TO THE ROOF

LOCAL SCHOOLS NEARBY

EXTENDED AND REMODELLED

FRONT AND REAR GARDENS

COUNTRYSIDE VIEWS

VILLAGE LOCATION

COUNCIL TAX BAND B

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Extended three bedroom semi-detached house situated on a generous plot within the much sought after village of Old Dalby. The village has its own primary school, the Crown Inn public house and village hall and has a very active community with many groups.

The accommodation in brief comprises; entrance hall, lounge, open-plan kitchen diner, utility and bathroom to the ground floor. Three good sized bedrooms and a WC to the first floor. Outside the property benefits from ample off road parking, garage and both front and rear gardens on a sizeable plot.

ENTRANCE HALL UPVC, high-security locking front door into the entrance hall having stairs rising to the first floor landing, side window and Camaro high-quality lino flooring.

LOUNGE 16' 10" x 10' 5" (5.15m x 3.18m) Glazed French oak door into the lounge having two windows to the front aspect, under stairs storage cupboard, radiator, French oak mantelpiece, stone hearth, Moerso "Squirrel" multi-fuel (wood, solid fuel) stove and 80 percent wool Wilton carpeting.

SUN/DINING ROOM 11' 3" x 9' 11" (3.44m x 3.04m) Having two roof windows, french doors and UPVC double window allowing plenty of natural light to flood the room and solid oak boarded flooring.

KITCHEN 11' 3" x 13' 8" (3.45m x 4.18m) Peninsula Unit with bookcase and space for dishwasher; solid oak work surfaces, composite one and a half bowl sink and drainer unit with flexi-hose tap. Wall and floor fitted cupboards with crafted and painted doors, craftsman-made bespoke solid wood dresser unit, two double doors opening to cupboards, two lift doors above and two by two deep drawers below. Kenwood Fridge / Freezer with solid oak trim, gas hob and electric oven. Stainless steel cooker hood, radiator and Camaro high-quality lino flooring.

UTILITY ROOM 10' 2" x 6' 7" (3.12m x 2.01m) Comprising of fitted wall and floor cupboards with wood doors made and painted, Bosch erie four washing machine, extractor fan and radiator. Large velux style roof window, window overlooking the garden, privacy-glazed solid oak interior door to Kitchen and Diner / Sunroom, glazed hardwood exterior door and glazed anti-slip ceramic tiled flooring.

BATHROOM 6' 7" x 5' 4" (2.02m x 1.65m) Solid French oak door with lock and key, heated towel rail, bath with shower riser over and glazed hinged screen, further shower fitted to mixer tap, close-coupled WC, wash handbasin with mixer tap, wall-mounted mirror with LED lighting, obscure glazed window and Bamboo flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing with solid wood handrail, radiator, obscure glazed window, insulated hatch to loft area, telescopic swing-down access ladder and 80 percent wool Wilton carpeting.

LOFT Solid foam insulation covered by close-boarding. Wall-hung Vaillant Eco gas boiler linked to the thermal Store below, central heating header tank, stainless steel header tank for solar thermal system four tube lights on beams, switched by access point. 15-tube solar thermal array on east face of the roof.

BEDROOM ONE 13' 10" x 9' 9" (4.24m x 2.99m) French oak door; radiator, large and small windows overlooking the front garden and Queensway Green, airing cupboard containing 320 litre thermal store with three heating loops; controls for solar thermal system and for the central heating system / WiFi linked to the house thermostat and Lapeyre Silencio Clic water resistant flooring, sound proofed.

BEDROOM TWO 10' 2" x 11' 8" (3.11m x 3.56m) French oak door, radiator, window with garden view and access to Broughton Hill. Purpose-built solid wood fitted wardrobe with hanging rail and drawer fittings also in solid wood and Lapeyre Silencio Clic water-resistant flooring, sound-proofed.

BEDROOM THREE 8' 2" x 7' 8" (2.49m x 2.34m) Glazed French oak door, part privacy glazed, radiator, Window with garden views and Lapeyre Silencio Clic water resistant flooring, sound-proofed.

WC 3' 10" x 2' 7" (1.18m x 0.80m) Solid French oak door with lock and key, close-coupled WC with a shelf above, obscure glazed window, wash handbasin with mixer tap, cupboard containing whole house water filtration system, anti-slip ceramic tiles to floor.

FRONT ASPECT Having a tarmac driveway to the side providing ample off road parking, raised beds, mature shrubs, productive fig tree, peach tree and wildlife pond. Bark and gravel ground-cover.

SIDE ASPECT Front door and side door, Tarmac drive leading to the garage, gates to the rear garden. Drain cover, electricity meter box, mains water tap (not metered).

GARAGE 7' 10" x 22' 5" (2.41m x 6.85m) Having an up and over door, power and light connected.

REAR GARDEN Raised beds a round large stone-flagged terrace. oval wooden table and four chairs. Birch, Peach and mature Ash trees, lawned area, "Summer Kitchen" (Stone-paved and EDPM rubber-roofed area 4m x 3m, open-sided) with open views across fields and to Broughton Hill. Two solid wooden sheds, gate in the rear fence opening out onto the footpath in the field behind.

OUTDOOR ELECTRICS House consumer unit has a feed to the garage. Garage has consumer unit (not yet connected) and armoured cabling laid to the rear of the garden and across to supply point on Summer Kitchen. Installed by landscaping company but never connected.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.







Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.